153.0	0009	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	929,700	/	929,700
USE VALUE:	929,700	/	929,700
ASSESSED:	929,700	/	929,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BANKER ADAM B
Owner 2:	RATNER-SIMON JOANNE
Owner 3:	
Street 1:	79 GLENBURN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	REILLY KENNETH/ETAL -
Owner 2:	REILLY CAROL A -
Street 1:	79 GLENBURN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Aluminum Exterior and 2553 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	473,700		456,000	929,700
Total Card	0.115	473,700		456,000	929,700
Total Parcel	0.115	473,700		456,000	929,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.16 | /Parcel: 364.16

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 102294

GIS Ref

GIS Ref

Insp Date 11/08/08

!12070!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0009-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	473,700	0	5,000.	456,000	929,700		Year end	12/23/2021
2021	101	FV	459,500	0	5,000.	456,000	915,500		Year End Roll	12/10/2020
2020	101	FV	459,300	0	5,000.	456,000	915,300	915,300	Year End Roll	12/18/2019
2019	101	FV	341,300	0	5,000.	427,500	768,800	768,800	Year End Roll	1/3/2019
2018	101	FV	341,300	0	5,000.	353,400	694,700	694,700	Year End Roll	12/20/2017
2017	101	FV	341,300	0	5,000.	324,900	666,200	666,200	Year End Roll	1/3/2017
2016	101	FV	341,300	0	5,000.	296,400	637,700	637,700	Year End	1/4/2016
2015	101	FV	277,500	0	5,000.	290,700	568,200	568,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:49:38

LAST REV

Date	Time
06/01/16	09:35:42
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12070

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REILLY KENNETH/	47438-457		5/12/2006		562,000	No	No		
MASCHIO VINCENT	26712-139		10/1/1996		177,500	No	No		Y

USER DEFINED

Prior Id # 1:	102294
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2014	1646	Addition	199,759					New 2 story additi
7/2/2012	841	Redo Bat	14,956					
3/20/2002	179	Wood Dec	3,000	C				12X24 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2015	Permit Insp	PC	PHIL C
1/22/2013	Info Fm Prmt	BR	B Rossignol
11/8/2008	Meas/Inspect	345	PATRIOT
10/4/2006	MLS	HC	Helen Chinal
4/27/2001	Inspected	PM	Peter M
4/6/2000	Measured	263	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	264	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13543689
Const Adj.:	1.05070293
Adj $ / SQ:	155.091
Other Features:	105000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	496554
Depreciation:	22841
Depreciated Total:	473712

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

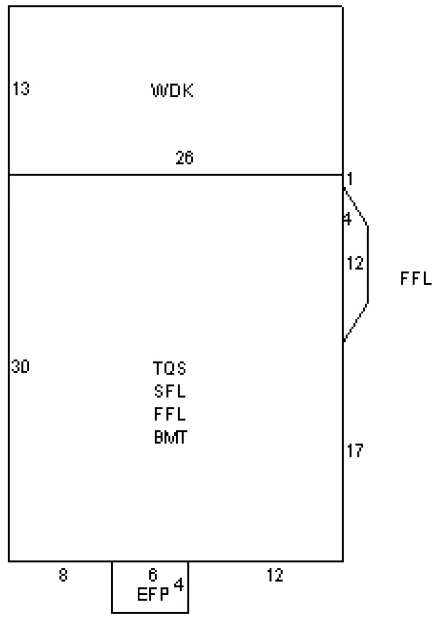
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	155.09
Special Features:	0	Val/Su Net:	143.33
Final Total:	473700	Val/Su SzAd	219.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	798	155.090	123,763
BMT	Basement	780	65.490	51,080
SFL	Second Floor	780	155.090	120,971
TQS	3/4 Story	585	155.090	90,728
WDK	Deck	338	9.410	3,182
EFP	Enclos Porch	24	76.280	1,831

Net Sketched Area:	3,305			Total:	391,555
Size Ad	2163	Gross Area	3500	FinArea	2553

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0009-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	